



Challenge

Realty MREINZ

COMMERCIAL SPECIAL PROJECTS

WAIHEKE • ISLAND

AUCKLAND • **NEW ZEALAND**

NUCLEAR FREE • WAR FREE • SNAKE FREE • CROCODILE FREE

18.843 Hectares of Hauraki Gulf Paradise • 35 min. Sea Ferry Travel from Downtown Auckland.



TO BE AUCTIONED

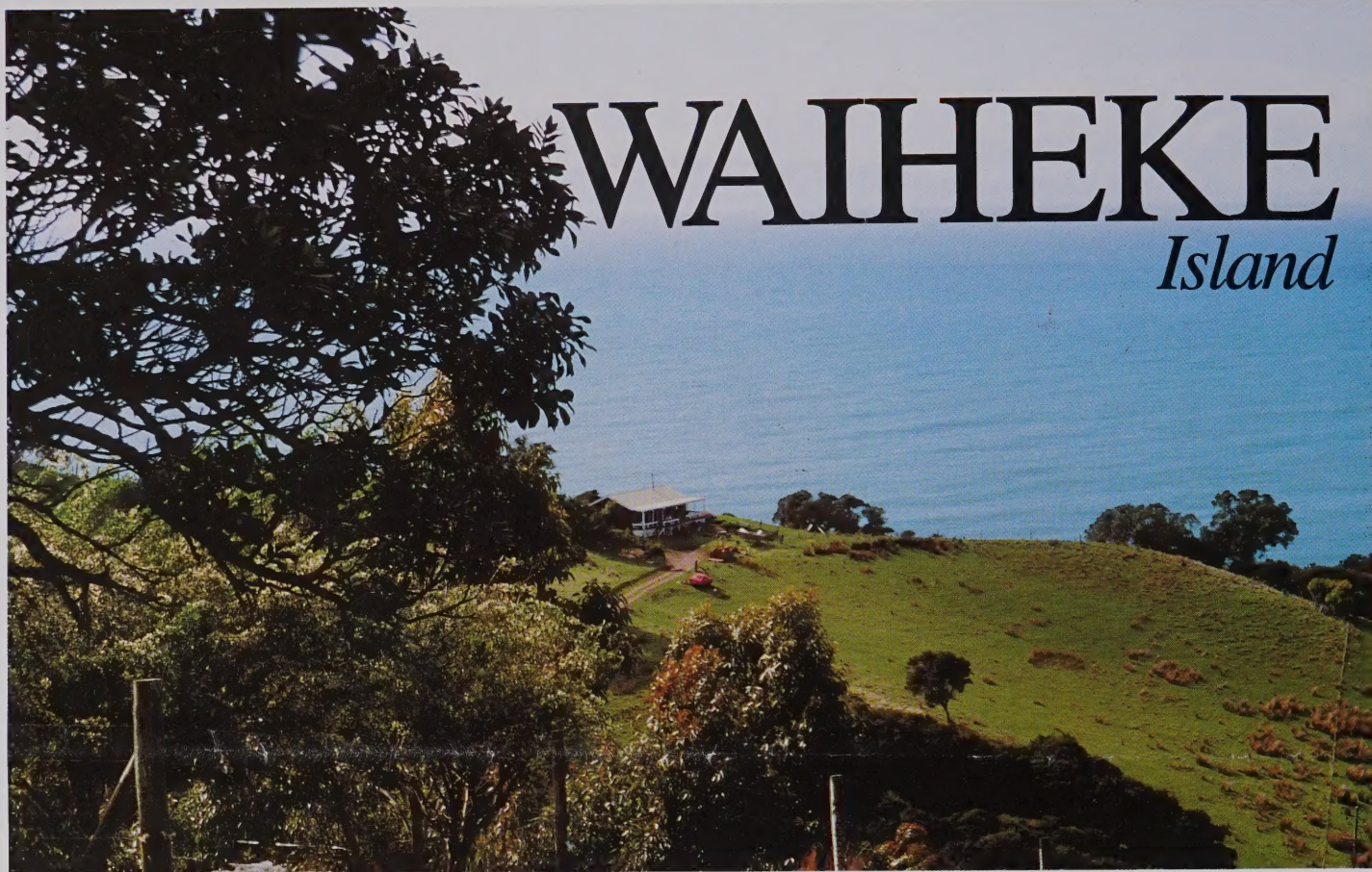
Thursday, 31st October 1991 at 2pm
3rd Floor, Challenge Realty House, 10-14 Hobson Street, Auckland
(Unless Sold Prior)

CONSULT: **JIM MAYS** (Special Projects)
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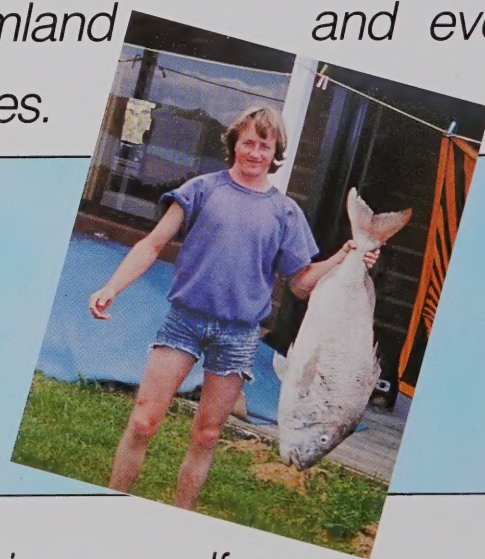
WAIHEKE

Island



The idyllic holiday spot for those wishing to recharge their batteries! Unspoiled beaches surround the island while inland we find beautiful native bush, farmland and even vineyards producing award-winning wines.

- Home-Grown ARTS & CRAFTS
- Mingle with NZ's notable Artists,
- Writers and Craftworkers
- Enjoy the superb Restaurants and
- Cafe's on the Island.



Slow down, Relax and enjoy yourself.

It's a way of life on Waiheke. The island averages temps of 5° warmer than the mainland.



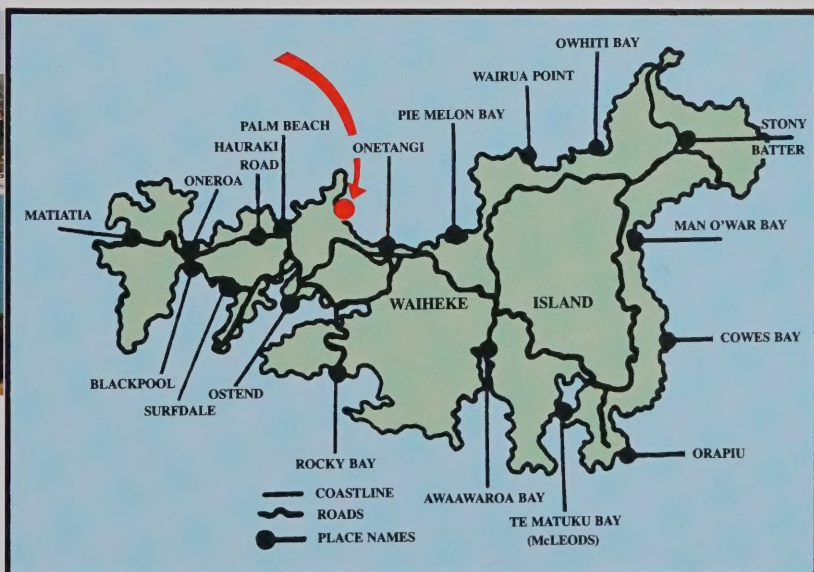
LAND

The property is contained and described in freehold Certificate of Title 31A Folio 1284 being described as Lot 1 on Deposited Plan 23383 and being part of Waiheke and Opopoto Blocks situated in Block II Waiheke Survey District.

Appurtenant to the land is a right of way easement over adjoining Lots 2 and 3 on Deposited Plan 68167 (C.T. 23C/729 and 730). The right of way easement is in the form of a metalled farm road providing legal and vehicular access from Sea View Road to the title property.

Situated on the northern side of Waiheke Island, this Hauraki Gulf Paradise is on the western end of Onetangi Bay, having two secluded beach frontages, and offering sheltered mooring facilities with 5-0 metres depth at low tide. The main beach is fringed with attractive mature Pohutukawa trees and enjoys a sheltered warm easterly aspect protected from the south westerly winds.

Complete with your own boat shed, this attractive 18.8431 hectares (46.560 acres) waterfront gem, contains approximately 4 hectares of attractive native bush, a comfortable Lockwood home on an elevated headland directly above Needle Rocks providing excellent uninterrupted views for the full length of Onetangi Bay, including Pie Mellon Bay, Te Whau Point, and Thumb Point on the eastern end of Waiheke Island. Sea views are obtained to the north and north east towards Port Charles on the northern tip of Coromandel Peninsula and towards Great Barrier in the distance.



RURAL 2 ZONE — NORTHERN COASTAL (LIMITED)

POLICIES

1. To protect and maintain the landscape and visual qualities of all significant coastal features including small bays and beaches.
2. To carefully control land uses in catchment areas contained within the zone by controlling bush clearance, wetland modification, earthworks and farm development so that no detrimental affects arise in terms of pollution, sedimentation or erosion.
3. To provide for pastoral farming as a land use management technique to protect the physical environment.
4. To provide for dwellings and other structures as a controlled use in order to ensure harmony with the natural landscape and wise use and management of the land resources.
5. To restrict subdivision on a minimum area basis in order to prevent a proliferation of structures in the coastal environment as well as ensuring that the rural landscape qualities of the areas are preserved.
6. To control land uses and activities so as to give effect to the coastal objectives and policies contained within the Scheme (refer Section 4 of the Waiheke District Scheme).

PERMITTED USES

PREDOMINANT USES

- a. Pastoral farming (excluding any use requiring substantial earthworks or clearance of native vegetation or bush)
- b. Home occupations.
- c. Public and private reserves as provided for the Reserves Act 1977.
- d. Apiaries.

CONTROLLED USES

- a. One dwelling house per lot.
- b. Accessory buildings to any permitted use.
- c. Pastoral (which requires any substantial earthworks including access roads or farm roads, clearance of native vegetation or bush beyond that permitted in terms of ordinance 9.13.2.b.
- d. Camp sites.
- e. Farm airstrips, provided that no farm airstrip shall be relocated within 1 kilometre of a residential zone or a residential land use.
- f. Construction of dams.
- g. Horticulture.
- h. Telecommunication works including masts, towers, aerials and satellite dishes less than 20 metres in height, radio stations and apparatus and associated buildings, plant and equipment.

CONDITIONAL USES

- a. Woodlot forestry.
- b. The harvesting and/or milling of woodlot forestry (using portable machinery on a temporary basis).
- c. Public utilities not deemed to be a predominant use by virtue of Section 64 of the Act.
- d. Pastoral farming (which requires any substantial earthworks or clearance of native vegetation or bush).
- e. Camping grounds.
- f. Proposals seeking to vary bulk and location dimensions to a maximum of 5% greater than those permitted by Dispensation.
- g. Telephone exchanges and associated buildings, plant and equipment.
- h. Telecommunication works including masts, towers, aerials and satellite dishes greater than 20 metres in height, radio stations and apparatus and associated buildings, plant and equipment.

II WAIHEKE Survey District

